

July 9, 2015

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Barry,

We have completed the sales ratio study for the 2015 Gibson County trending. All sales that we deemed valid were used, including multi-parcel sales and land sales that have since been improved. We only used sales between 1/1/14-3/1/15. For the first year of the cyclical reassessment, we reviewed Johnson and Montgomery Townships on the Commercial/Industrial side. In addition to those areas, we reviewed Wabash, Johnson, and Union Townships for Agricultural, Residential, Exempt, and Utility.

Residential and Ag Homesites

For the “Res Vacant” portion of the ratio study we grouped the following townships together:

Barton
Center
Columbia
Montgomery
Patoka
Union
Wabash
Washington
White River

The townships were grouped together because they share similar economic factors. This allowed us to include all sales in a similar area, rather than basing land rates on one or two sales. Rates were changed where necessary. Johnson Township was not grouped with these because it has seen more development.

Also, we grouped the following townships together for the “Improved Residential” portion of the ratio study:

Barton
Wabash
Washington
White River

We grouped these townships together because of the similarities they share economically. The following townships were not grouped with any other township. There were a representative number of sales to tell us what the market was doing in each area. Also, trending factors have been added to help bring the median ratios closer to 1.00. The townships that weren't grouped with any other township are:

Center
Columbia
Johnson
Montgomery
Patoka
Union

There are two parcels that caused a decrease of 13% in Columbia Township for the "Res Vacant". These parcels both had improvements removed from the property. Those parcels are:

26-14-18-304-000.165-007
26-13-26-400-000.942-006

There are several parcels that were created/split out that caused the "Res Vacant" in Johnson Township to increase more than 19%. Those parcels are:

26-23-16-300-002.598-024
26-23-16-200-002.605-024
26-23-16-200-002.603-024
26-23-08-300-002.609-024
26-23-07-100-002.616-024
26-18-36-400-002.620-009
26-18-36-400-000.862-009
26-18-36-300-002.618-024
26-18-36-300-002.607-024
26-18-36-300-002.606-024
26-18-36-300-002.599-024
26-18-36-300-002.591-024
26-23-18-300-002.617-024
26-22-11-300-002.621-024

Wabash Township "Res Improved" saw an increase of 50%. This is an area that is almost all agricultural. The jump in assessments in this area is due to the fact that several properties were switched from Personal Property to Real Property. The parcels are:

26-16-30-100-702.719-023
26-16-30-100-702.718-023
26-16-30-100-702.716-023
26-16-30-100-702.715-023
26-16-30-100-702.714-023
26-16-30-100-702.713-023
26-16-30-100-702.712-023
26-16-30-100-702.711-023
26-16-30-100-702.710-023
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26-16-30-100-702.706-023
26-16-30-100-702.705-023
26-16-30-100-702.704-023
26-16-30-100-702.703-023
26-16-22-300-702.699-023
26-16-22-100-702.700-023

White River Township “Res Improved” saw an increase of 10.3%. There were 3 parcels that had some new construction were the major contributors to this. Those parcels are:

26-04-24-302-000.118-020
26-04-24-401-000.003-020
26-02-58-014-003.015-018

Commercial and Industrial

We grouped all of the Commercial and Industrial properties together. The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well. Trending factors were added to help bring the median ratios closer to 1.00, if they were needed at all.

Barton Township “Industrial Imp” increased around 29%. This was due to new construction to the following parcel:

26-20-22-300-000.349-001

Montgomery Township “Industrial Imp” increased 83%. This was also due to new to two parcels. Those parcels are:

26-10-26-400-001.091-021
26-10-25-300-001.347-021

Union Township “Industrial Imp” increased around 48%. This was due to new construction to the following parcel:

26-19-05-300-000.910-025

White River Township “Commercial Imp” decreased just over 11%. There are two parcels responsible for this. They are:

26-05-58-006-000.161-018 (moved a building to Residential)
26-04-25-102-000.141-020 (building was given obs given its condition)

Montgomery “Industrial Vac” decreased 53%. This was caused by the removal of the small acreage adjustment. The parcels that caused the decrease are:

26-18-07-103-000.670-022
26-17-12-204-000.068-021

Montgomery "Commercial Vac" increased around 13% due to the fact an influence factor was removed from the following parcel:

26-17-30-400-004.369-021

Summary

Almost all of our neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors.

Sincerely,

Kim Minkler